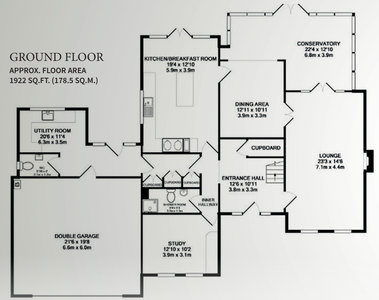
LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools. The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

GROUND FLOOR

APPROX. FLOOR AREA
1922 SQ.FT. (178.5 SQ.M.)

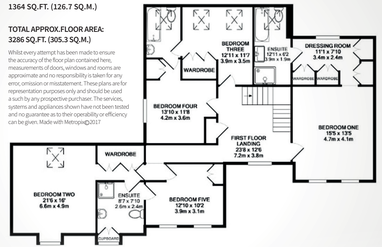


FIRST FLOOR

APPROX. FLOOR AREA
1364 SQ.FT. (126.7 SQ.M.)

TOTAL APPROX.FLOOR AREA:
3286 SQ.FT. (305.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used a such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix©2017



DIRECTIONS

4 The Peacocks, Holt, Norfolk NR25 6AL

Leave the agents Holt office following the Cromer Road out of the Town, turn left onto the Kelling Road signposted Weybourne. Proceed a short distance and take the fourth left turn onto Woodfield Road and then take the second left onto Heather Drive. The Peacocks can be found at the end of Heather drive where the property is marked by our for sale board.

GENERAL REMARKS AND STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING

Viewing strictly by appointment only through the selling agent.

BROWN & CO
COCKERTONS

1a Market Place, Holt NR25 6BE
01263 711167 | holt@brown-co.com

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4 THE PEACOCKS | HOLT

A striking modern dwelling set a stones throw from the centre of Holt

GUIDE PRICE £875,000

BROWN & CO
COCKERTONS

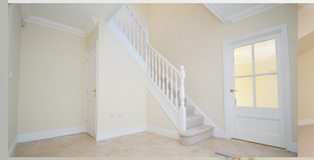
DESCRIPTION

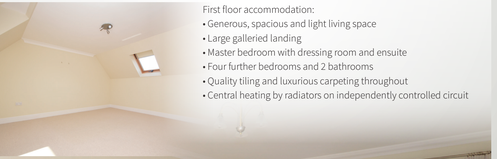
An outstanding five bedroom detached brick and flint fronted property built in 2004 which has been recently modernised and extended to provide a substantial dwelling. It is set within an exclusive development, which is a short stroll from the boutique shops and mix of restaurants Holt has to offer.

4 THE PEACOCKS SPECIFICATION

This imposing property provides extensive accommodation split over two floors, the delightful landscaped grounds are a real haven and compliment the property.

- Double garage and large front entrance offering extensive off road parking
- High specification kitchen boasting Corian work surfaces and a four oven gas AGA
- Vast ground floor accommodation providing spacious and light living space
- Orangery benefiting from electrically operated roof openings, offering panoramic views of private landscaped gardens
- Thermostat controlled underfloor heating





First floor accommodation:

- Generous, spacious and light living space
- Large galleried landing
- Master bedroom with dressing room and ensuite
- Four further bedrooms and 2 bathrooms
- Quality tiling and luxurious carpeting throughout
- Central heating by radiators on independently controlled circuit